139.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card	/	Total Parcel
APPRAISED:	1,172,200	/	1,172,200
USE VALUE:	1,172,200	/	1,172,200
ASSESSED:	1,172,200	/	1,172,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LINCOLN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLOSTERMAN STEVEN W/LYNNE S
Owner 2:	
Owner 3:	
Street 1:	12 LINCOLN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PIROZZI RALPH G & THERESA D -
Owner 2:	-
Street 1:	12 LINCOLN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Wood Shingle Exterior and 3017 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6798.000	610,700		561,500	1,172,200
Total Card	0.156	610,700		561,500	1,172,200
Total Parcel	0.156	610,700		561,500	1,172,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.56 | /Parcel: 388.56

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	89255
GIS Ref	
GIS Ref	
Insp Date	12/08/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	610,700	0	6,798.	561,500	1,172,200		Year end	12/23/2021
2021	101	FV	592,800	0	6,798.	561,500	1,154,300		Year End Roll	12/10/2020
2020	101	FV	592,800	0	6,798.	561,500	1,154,300	1,154,300	Year End Roll	12/18/2019
2019	101	FV	451,700	0	6,798.	592,700	1,044,400	1,044,400	Year End Roll	1/3/2019
2018	101	FV	451,700	0	6,798.	436,800	888,500	888,500	Year End Roll	12/20/2017
2017	101	FV	451,700	0	6,798.	418,000	869,700	869,700	Year End Roll	1/3/2017
2016	101	FV	451,700	0	6,798.	386,800	838,500	838,500	Year End	1/4/2016
2015	101	FV	420,000	0	6,798.	324,400	744,400	744,400	Year End Roll	12/11/2014

!10746!

PRINT

Date	Time
12/30/21	11:17:52

LAST REV

Date	Time
09/23/09	09:40:44

mmcmakin

TAX DISTRICT | PAT ACCT. 10746

USER DEFINED

Prior Id # 1:	89255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIROZZI RALPH G	38634-546		4/1/2003		716,000	No	No		
	14980-310		4/1/1983		126,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2007	885	Redo Kit	50,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2008	Meas/Inspect	163	PATRIOT
7/25/2003	MLS	MM	Mary M
4/27/2000	Inspected	264	PATRIOT
4/11/2000	Missed Appt.	276	PATRIOT
11/15/1999	Measured	264	PATRIOT
7/6/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6798		Sq. Ft.	Site		0	90.	0.92	10									561,547						561,500	

Total AC/HA:	0.15606	Total SF/SM:	6798	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	561,547	Spl Credit		Total:	561,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	std		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.18790984
Const Adj.:	1.00999999
Adj $ / SQ:	161.972
Other Features:	105950
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	640177
Depreciation:	29448
Depreciated Total:	610729

COMMENTS

OF=SHOWER IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2008
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

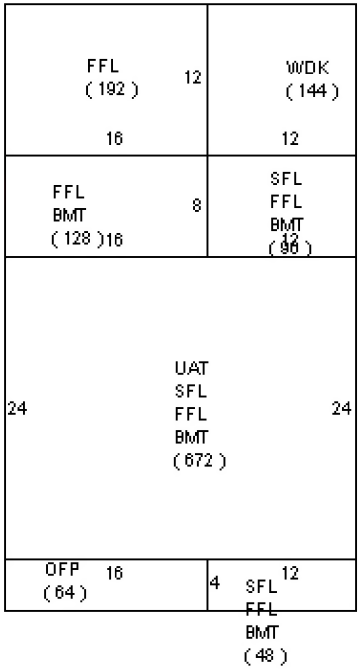
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	195.99
Special Features:	0	Val/Su Net:	186.64
Final Total:	610700	Val/Su SzAd	312.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,136	161.970	184,000
BMT	Basement	944	86.210	81,385
SFL	Second Floor	816	161.970	132,169
UAT	Upper Attic	168	124.720	20,953
WDK	Deck	144	13.070	1,883
OFP	Open Porch	64	42.700	2,733

Net Sketched Area:	3,272			Total:	423,123
Size Ad	1952	Gross Area	3776	FinArea	3017

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	